ZONING CODE: TABLE OF TITLES, SUBTITLES (AS AMENDED THROUGH JUNE 30, 2001)

Title 1. Definitions; General Provisions

- Subtitle 1. Definitions
- Subtitle 2. Rules of Construction
- Subtitle 3. Measurements and Computations
- Subtitle 4. Purposes; Short Title

Title 2. Administration; Authorizations

- Subtitle 1. General Administration
- Subtitle 2. Zoning Districts; Maps and Profiles
- Subtitle 3. Zoning Authorizations
- Subtitle 4. Use Permits
- Subtitle 5. Transfer Certificates
- Subtitle 6. Permit Time Limitations

Title 3. General Rules for Use, Bulk, and Other Regulations

- Subtitle 1. Use Regulations
- Subtitle 2. Bulk Regulations
- Subtitle 3. Other Regulations

Title 4. Residence Districts

- Subtitle 1. Overview; General Requirements
- Subtitle 2. R-1 Single-Family Residence District
- Subtitle 3. R-1A Single-Family Residence District
- Subtitle 4. R-1B Single-Family Residence District
- Subtitle 5. R-2 General Residence District
- Subtitle 6. R-3 Single-Family Residence District
- Subtitle 7. R-4 General Residence District
- Subtitle 8. R-5 General Residence District
- Subtitle 9. R-6 General Residence District
- Subtitle 10. R-7 General Residence District
- Subtitle 11. R-8 General Residence District
- Subtitle 12. R-9 General Residence District
- Subtitle 13. R-10 General Residence District

Title 5. Office-Residence Districts

- Subtitle 1. Overview; General Requirements
- Subtitle 2. O-R District

Title 6. Business Districts

- Subtitle 1. Overview; General Requirements
- Subtitle 2. B-1 Neighborhood Business District
- Subtitle 3. B-2 Community Business District
- Subtitle 4. B-3 Community Commercial District
- Subtitle 5. B-4 Central Business District

12/05/00 -i-

Subtitle 6. B-5 Central Commercial District

Title 7. Industrial Districts

- Subtitle 1. Overview; General Requirements
- Subtitle 2. M-1 Industrial District
- Subtitle 3. M-2 Industrial District
- Subtitle 4. M-3 Industrial District

Title 8. Overlay Districts

- Subtitle 1. Public Use Overlay Districts
- Subtitle 2. Flood Plain Overlay District
- Subtitle 3. Critical Area Overlay District

Title 9. Planned Unit Developments

- Subtitle 1. Overview; General Requirements
- Subtitle 2. Residential Planned Unit Developments
- Subtitle 3. Office-Residential Planned Unit Developments
- Subtitle 4. Business Planned Unit Developments
- Subtitle 5. Industrial Planned Unit Developments

Title 10. Off-Street Parking Regulations

- Subtitle 1. Definitions: Overview
- Subtitle 2. Scope and Applicability
- Subtitle 3. General Requirements
- Subtitle 4. Required Number of Off-Street Spaces
- Subtitle 5. Parking Lot Districts

Title 11. Sign Regulations

- Subtitle 1. Definitions; Overview
- Subtitle 2. General Requirements
- Subtitle 3. Signs in Residence and Office-Residence Districts
- Subtitle 4. Signs in Business and Industrial Districts
- Subtitle 5. Nonconformance

Title 12. Performance Standards

- Subtitle 1. Overview
- Subtitle 2. Noise
- Subtitle 3. Vibrations
- Subtitle 4. Smoke and Particulate Matter
- Subtitle 5. Toxic Matter
- Subtitle 6. Odorous Matter
- Subtitle 7. Glare

Title 13. Nonconformance

12/05/00 -ii-

Subtitle	1 T)efir	ition	c. Ove	ruiow
Subuue	1. I	em	muon	S: UV6	erview

- Subtitle 2. Nonconforming Uses of Land (Class I)
- Subtitle 3. Nonconforming Structures and their Uses (Class II)
- Subtitle 4. Nonconforming Uses of Structures (Class III)
- Subtitle 5. Noncomplying Structures
- Subtitle 6. Nonconforming Status of Certain Uses
- Subtitle 7. Modifications and Continuances by Board

Title 14. Conditional Uses

- Subtitle 1. Overview; General Requirements
- Subtitle 2. Procedures and General Considerations
- Subtitle 3. Additional Considerations for Certain Uses
- Subtitle 4. Removal of Gasoline Service Stations

Title 15. Variances

- Subtitle 1. Overview
- Subtitle 2. Authorized Variances; Required Findings
- Subtitle 3. Procedures

Title 16. Legislative Authorizations and Amendments

- Subtitle 1. Definitions; Scope
- Subtitle 2. Special Requirements for Legislative Authorizations
- Subtitle 3. Referrals and Required Findings
- Subtitle 4. Council Action

Title 17. Enforcement and Penalties

- Subtitle 1. Action by Administrator
- Subtitle 2. Administrative Appeals
- Subtitle 3. Judicial Review
- Subtitle 4. Enforcement by Civil Citation
- Subtitle 5. Criminal Penalties

12/05/00 -iii-

TABLE OF SECTIONS

TITLE 1 DEFINITIONS; GENERAL PROVISIONS

§ 1-101. In general.

§ 1-102. Accessory use or structure.§ 1-103.

Adjacent.§ 1-104. Adjoining.

§ 1-105. Adult.§ 1-106. Adult-entertainment business.§ 1-107. After-hours establishment.§ 1-108. Alley.§ 1-109. Amusement arcade.§ 1-110. Amusement device.§ 1-111. Apartment hotel.§ 1-112. Artisans' and craft work.§ 1-113. Automatic teller machine§ 1-114. Automobile.

§ 1-115. Bed and breakfast est.§ 1-116. Bed and breakfast home.§ 1-117. Block.§ 1-118. Board.§

1-119. Book store: general.

§ 1-120. Book or video store: adult

§ 1-121. Building.§ 1-122. Business establishment.

§ 1-123. Car wash.§ 1-124. Central business district.

§ 1-125. City Code.§ 1-126. Clinic: medical or dental.

§ 1-127. Club or lodge: private§ 1-128.

Community correction center.§ 1-129.

Convalescent, nursing, ... home.

§ 1-130. {Reserved}

§ 1-131. Day care home: family. § 1-132. Day nursery. § 1-133. Dentist. § 1-134. Dog or cat kennel: private. § 1-135. Drive-in establishment. § 1-136.

1-136. Dwelling.§ 1-137. Dwelling unit.

§ 1-138. Efficiency unit.§ 1-139. Enclosed structure.§ 1-140. Erect.

§ 1-141. Expand.§ 1-142. Family.

§ 1-143. Firearm.

§ 1-144. Floor area.

§ 1-145. Floor area ratio; FAR.

§ 1-146. Gasoline service station.

§ 1-147. {Reserved}

§ 1-148. Heliport.§ 1-149. Helistop.§ 1-150.

Home occupation.§ 1-151. Housing for the elderly.

§ 1-152. Includes; including.§ 1-153. Industrial trade school.§ 1-154. Lot.§ 1-155. Lot area.§ 1-156. Lot line.§ 1-157. Marina.§ 1-158. Marina

§ 1-159. Massage therapist's office.§ 1-160.

Master Plan.

§ 1-161. Minor.

§ 1-162. Motor vehicle.§ 1-163. Multi-purpose neighborhood center.

Subtitle 1 Definitions

§ 1-164. {Reserved}§ 1-165. Noncomplying structure.§ 1-166. Nonconforming use.§ 1-167. Nonprofit.§ 1-168. Nursery school.

§ 1-169. Parole and probation field office.§ 1-170. Pawnshop.§ 1-171. Peep show device.§ 1-172. Peep show establishment.§ 1-173. Permanent open space.§ 1-174. Person.

§ 1-175. Physician.

§ 1-176. Premises.§ 1-177. Principal use or structure.§ 1-178. Private pier.

§ 1-179. Recreational facility: indoor.§ 1-180. Recreational facility: outdoor.

§ 1-181. Recyclable materials ... facility.§ 1-182. Recycling collection station.

§ 1-183. Revised Code.§ 1-184. Roomer.§ 1-185. Rooming house.§ 1-186. Rooming unit.

§ 1-187. Service and housing center.§ 1-188.

Shipyard. § 1-189. Sign. § 1-190. Street. § 1-191. Street line. § 1-192. Structural alteration. § 1-193. Structure

§ 1-194. Substance abuse treatment center.§ 1-195. Travel trailer.

§ 1-196. Use.§ 1-197. Wholesale establishment.§ 1-198. Yard (required).

Subtitle 2 Rules of Construction

§ 1-201. In general.

§ 1-202. Article not a permit.

§ 1-203. {Reserved}

§ 1-204. {Reserved}

§ 1-205. Captions or headings.

§ 1-206. Conflicting provisions.

§ 1-207. Gender.

§ 1-208. Table of Uses.

§ 1-209. {Reserved}

§ 1-210. {Reserved}

§ 1-211. Mandatory, prohibitory, permissive terms.

§ 1-212. Number.

§ 1-213. {Reserved}

§ 1-214. References to other laws.

§ 1-215. Revisor's Notes.

§ 1-216. Severability.

§ 1-217. Time computations.

§ 1-218. "Used" or "occupied".

Subtitle 3 Measurements and Computations	 § 2-103. Office established. § 2-104. Employees. § 2-105. Duties. §§ 2-106 to 2-108. {Reserved}
§ 1-301. In general. § 1-302. Floor area, for determining FAR. § 1-303. Floor area ratio. § 1-304. Gross floor area. § 1-305. {Reserved}	Part III Board of Municipal and Zoning Appeals § 2-109. Board established.
§ 1-306. Distances. § 1-307. Building heights.	§ 2-110. Jurisdiction and authority - in general. § 2-111. Jurisdiction and authority - rules and regulations.
Subtitle 4 Purposes; Short Title	§ 2-112. Copies to Administrator.§ 2-113. Meetings.§ 2-114. Public hearings.
§ 1-401. Purposes of article. § 1-402. Short title.	§ 2-115. Voting.§ 2-116. Public records.§§ 2-117 to 2-119. {Reserved}
TITLE 2 ADMINISTRATION; AUTHORIZATIONS Subtitle 1	Part IV Planning Commission
General Administration Part I	§ 2-120. Commission established. § 2-121. Jurisdiction and authority. § 2-122. Copies to Board and Administrator.
Overview	§ 2-123. Front lot line by streets. Subtitle 2
§ 2-101. Administrative entities. § 2-102. {Reserved}	Zoning Districts; Maps and Profiles
Part II Zoning Administrator	§ 2-201. Establishment of districts. § 2-202. Maps, etc., part of article.
§ 2-203. Letter, etc., designations. § 2-204. Determining boundary lines.	§ 2-404. Pending construction. § 2-405. Final action by Administrator.
Subtitle 3 Zoning Authorizations	Subtitle 5 Transfer Certificates
 § 2-301. Authorization required. § 2-302. Plot plan. § 2-303. Employee-based parking requirements. § 2-304. Compliance with performance standards. § 2-305. Noncomplying permits void. 	 § 2-501. Definitions. § 2-502. Nature of certificate. § 2-503. Transfer certificate required. § 2-504. Application for certificate. § 2-505. Effect of noncompliance. § 2-506. Exceptions.
Subtitle 4 Use Permits	§ 2-507. City immune from liability. Subtitle 6
§ 2-401. Nature of permit. § 2-402. Use permit required. § 2-403. Application for permit.	Permit Time Limitations Part I

-vi-

Time Required to Exercise	§ 3-107. Prohibited uses - storage, etc., of vehicles.
§ 2-601. Scope of Part.	§ 3-108. {Reserved}
§ 2-602. Exercise within 12 months.	§ 3-109. Specific use governs.
§ 2-603. Lapse on failure to exercise.	§ 3-110. Utility and government uses permitted.
§ 2-604. Extensions by Board.	Subtitle 0
§§ 2-605 to 2-606. {Reserved}	Subtitle 2
Dona II	Bulk Regulations
Part II	6 9 901 N-4 d
Reapplication Waiting Period	§ 3-201. Nature and scope.
20.007 0 10	§ 3-202. Compliance required.
§ 2-607. Same proposal for same premises.	§ 3-203. Continued conformity required.
§ 2-608. Different proposal for same premises.	§ 3-204. Open spaces under Urban Renewal Plan.
	§ 3-205. Major highway dedications.
TITLE 3	§ 3-206. {Reserved}
GENERAL RULES FOR USE, BULK, AND	§ 3-207. Yards adjoining alleys.
OTHER REGULATIONS	§ 3-208. Rear yard reduction.
	§ 3-209. Projections and obstructions into
Subtitle 1	required yards.
Use Regulations	§ 3-210. Lot coverage computation.
	§ 3-211. Minimum acreage for certain multiple-
§ 3-101. Nature and scope.	family developments.
§ 3-102. Permitted uses.	§ 3-212. Height limitation under Ch. 42, Acts of
§ 3-103. Conditional uses.	1904.
§ 3-104. Additional industrial uses.	§ 3-213. General height exemptions.
§ 3-105. Accessory uses.	
§ 3-106. Prohibited uses - in general.	
Subtitle 3	§ 4-101. Purpose of districts.
Other Regulations	§ 4-102. Basic scope.
	§ 4-103. {Reserved}
§ 3-301. Number of structures on a lot.	
§ 3-302. Frontage of structures.	Part II
§ 3-303. Minimum dwelling width.	General Requirements
§ 3-304. Accessory uses and structures.	•
§ 3-305. Conversion of single- or 2- family	§ 4-104. In general.
dwellings.	§ 4-105. Lot area and coverage.
§ 3-306. Preexisting uses, structures, and lots.	§ 4-106. Preexisting accessory carriage house.
§ 3-307. Property divided by zoning district line.	§ 4-107. Yards.
§ 3-308. Off-street parking.	§ 4-108. Building height; floor area ratio.
§ 3-309. Signs.	§ 4-109. Bulk regulations for certain conditional
§ 3-310. Public use.	uses.
TITLE 4	Subtitle 2
RESIDENCE DISTRICTS	R-1 Single-Family Residence District
Subtitle 1	Part I
Overview; General Requirements	Use Regulations
•	<u> </u>
Part I	§ 4-201. Permitted uses.
Overview	§ 4-202. Accessory uses.
	§ 4-203. Conditional uses - Board.

12/05/00 -vii-

§ 4-204. Conditional uses - Ordinance.	
§ 4-205. {Reserved}	§ 4-306. Lot area and coverage. § 4-307. Yards.
Part II	§ 4-308. Building height; floor area ratio.
Bulk Regulations	Subtitle 4
§ 4-206. Lot area and coverage. § 4-207. Yards.	R-1B Single-Family Residence District
§ 4-208. Building height; floor area ratio.	Part I Use Regulations
Subtitle 3	C 4 401 D : 'w 1
R-1A Single-Family Residence District	§ 4-401. Permitted uses. § 4-402. Accessory uses.
Part I	§ 4-403. Conditional uses - Board.
Use Regulations	§ 4-404. Conditional uses - Ordinance.
0.4.001 B	§ 4-405. {Reserved}
§ 4-301. Permitted uses.	D II
§ 4-302. Accessory uses. § 4-303. Conditional uses - Board.	Part II Bulk Regulations
§ 4-304. Conditional uses - Ordinance.	Duk Regulations
§ 4-305. {Reserved}	§ 4-406. Lot area and coverage.
	§ 4-407. Yards.
Part II	§ 4-408. Building height; floor area ratio.
Bulk Regulations Subtitle 5	§ 4-603. Conditional uses - Board.
R-2 General Residence District	§ 4-604. Conditional uses - Ordinance.
Tr 2 General Residence Bisarce	§ 4-605. {Reserved}
Part I	
Use Regulations	Part II
§ 4-501. Permitted uses.	Bulk Regulations
§ 4-502. Accessory uses.	§ 4-606. Lot area and coverage.
§ 4-503. Conditional uses - Board.	§ 4-607. Yards.
§ 4-504. Conditional uses - Ordinance.	§ 4-608. Building height; floor area ratio.
§ 4-505. {Reserved}	Subtitle 7
Part II	R-4 General Residence District
Bulk Regulations	Transfer de la constante de la
-	Part I
§ 4-506. Lot area and coverage.	Use Regulations
§ 4-507. Yards. § 4-508. Building height; floor area ratio.	§ 4-701. Permitted uses.
o received and median mediane.	§ 4-702. Accessory uses.
Subtitle 6	§ 4-703. Conditional uses - Board.
R-3 Single-Family Residence District	§ 4-704. Conditional uses - Ordinance.
Part I	§ 4-705. {Reserved}
Use Regulations	Part II
200 100 100	Bulk Regulations
§ 4-601. Permitted uses.	_
§ 4-602. Accessory uses.	§ 4-706. Lot area and coverage.

-viii-

§ 4-707. Yards.	
§ 4-707. Taids. § 4-708. Building height; floor area ratio.	Subtitle 9
o 1	R-6 General Residence District
Subtitle 8	
R-5 General Residence District	Part I
Part I	Use Regulations
Use Regulations	§ 4-901. Permitted uses.
Csc regulations	§ 4-902. Accessory uses.
§ 4-801. Permitted uses.	§ 4-903. Conditional uses - Board.
§ 4-802. Accessory uses.	§ 4-904. Conditional uses - Ordinance.
§ 4-803. Conditional uses - Board.	§ 4-905. {Reserved}
§ 4-804. Conditional uses - Ordinance.	Don't II
§ 4-805. {Reserved}	Part II Bulk Regulations
Part II	Duk Regulations
Bulk Regulations	§ 4-906. Lot area and coverage.
<u> </u>	§ 4-907. Yards.
§ 4-806. Lot area and coverage.	§ 4-908. Building height; floor area ratio.
§ 4-807. Yards.	
§ 4-808. Building height; floor area ratio. Subtitle 10	
R-7 General Residence District	Part II
R / General Residence District	Bulk Regulations
Part I	Ü
Use Regulations	§ 4-1106. Lot area and coverage.
C 4 1001 D	§ 4-1107. Yards.
§ 4-1001. Permitted uses.	§ 4-1108. Building height; floor area ratio.
§ 4-1002. Accessory uses. § 4-1003. Conditional uses - Board.	Subtitle 12
§ 4-1004. Conditional uses - Ordinance.	R-9 General Residence District
§ 4-1005. {Reserved}	
	Part I
Part II	Use Regulations
Bulk Regulations	§ 4-1201. Permitted uses.
§ 4-1006. Lot area and coverage.	§ 4-1201. Termitted uses. § 4-1202. Accessory uses.
§ 4-1007. Yards.	§ 4-1203. Conditional uses - Board.
§ 4-1008. Building height; floor area ratio.	§ 4-1204. Conditional uses - Ordinance.
	§ 4-1205. {Reserved}
Subtitle 11	ъ. т
R-8 General Residence District	Part II Pulk Pormetions
Part I	Bulk Regulations
Use Regulations	§ 4-1206. Lot area and coverage.
J	§ 4-1207. Yards.
§ 4-1101. Permitted uses.	§ 4-1208. Building height; floor area ratio.
§ 4-1102. Accessory uses.	0.121.19
§ 4-1103. Conditional uses - Board.	Subtitle 13 R-10 General Residence District
§ 4-1104. Conditional uses - Ordinance. § 4-1105. {Reserved}	N-10 General Nesidence District
·	

-ix-

Part I Use Regulations	Subtitle 1 Overview; General Requirements
§ 4-1301. Permitted uses. § 4-1302. Accessory uses. § 4-1303. Conditional uses - Board. § 4-1304. Conditional uses - Ordinance.	Part I Overview
§ 4-1305. {Reserved} Part II Bulk Regulations	§ 5-101. Design. § 5-102. Regulatory intent. § 5-103. Subdistricts.
§ 4-1306. Lot area and coverage. § 4-1307. Yards.	Part II General Requirements
§ 4-1308. Building height; floor area ratio. TITLE 5	§ 5-104. In general.§ 5-105. Lot area.§ 5-106. {Reserved}
OFFICE-RESIDENCE DISTRICTS § 5-107. Yards. § 5-108. Floor area ratio.	§ 6-103. {Reserved}
Subtitle 2 O-R District	Part II General Requirements
Part I Use Regulations	§ 6-104. In general.§ 6-105. Lot area.§ 6-106. {Reserved}§ 6-107 Yards.
§ 5-201. Permitted uses. § 5-202. Accessory uses. § 5-203. Conditional uses - Board.	§ 6-108. Floor area ratio. § 6-109. Performance standards.
§ 5-204. Conditional uses - Ordinance. § 5-205. {Reserved}	Subtitle 2 B-1 Neighborhood Business District
Part II Bulk Regulations	Part I Overview
§ 5-206. Lot area.§ 5-207. Yards.§ 5-208. Floor area ratio.	§ 6-201. Design.§ 6-202. Subdistricts.§§ 6-203 to 6-204. {Reserved}
TITLE 6 BUSINESS DISTRICTS	Part II Use Regulations
Subtitle 1 Overview; General Requirements	§ 6-205. General requirements. § 6-206. Permitted uses. § 6-207. Accessory uses.
Part I Overview	§ 6-208. Conditional uses - Board. § 6-209. Conditional uses - Ordinance. § 6-210. {Reserved}
§ 6-101. Purpose. § 6-102. Regulatory intent.	Part III

12/05/00 -x-

Bulk Regulations	§ 6-302. Subdistricts. §§ 6-303 to 6-304. {Reserved}
§ 6-211. Lot area.	, ,
§ 6-212. Yards.	Part II
§ 6-213. Floor area ratio.	Use Regulations
5 o 210. Thoof area rado.	ese Regulations
Subtitle 3	§ 6-305. General requirements.
B-2 Community Business District	§ 6-306. Permitted uses.
D 2 Community Business District	§ 6-307. Accessory uses.
Part I	§ 6-308. Conditional uses - Board.
Overview	§ 6-309. Conditional uses - Ordinance.
Overview	§ 6-310. {Reserved}
§ 6-301. Design.	y 0-010. (Reserved)
Part III	Overview
Bulk Regulations	Overview
Duk Regulations	§ 6-501. Design.
§ 6-311. Lot area.	§ 6-502. Subdistricts.
§ 6-312. Yards.	§§ 6-503 to 6-504. {Reserved}
§ 6-313. Floor area ratio.	33 0-300 to 0-304. [Reserved]
y 0-010. Pioor area rado.	Part II
Subtitle 4	Use Regulations
	Ose Regulations
B-3 Community Commercial District	§ 6-505. General requirements.
Part I	§ 6-506. Permitted uses.
Overview	
Overview	§ 6-507. Accessory uses. § 6-508. Conditional uses - Board.
8 6 401 Dagions	
§ 6-401. Design. § 6-402. Subdistricts.	§ 6-509. Conditional uses - Ordinance.
	§ 6-510. {Reserved}
§§ 6-403 to 6-404. {Reserved}	Part III
Part II	
Use Regulations	Bulk Regulations
Use Regulations	§ 6-511. Lot area.
8.6.405 Canaral requirements	§ 6-511. Reserved}.
§ 6-405. General requirements. § 6-406. Permitted uses.	§ 6-513. Floor area ratio.
§ 6-407. Accessory uses.	§ 6-514. Floor area premiums.
§ 6-408. Conditional uses - Board.	8 0-314. Proof area prefindins.
8 6 400 Conditional uses Ordinance	Subtitle 6
§ 6-409. Conditional uses - Ordinance. § 6-410. {Reserved}	B-5 Central Commercial District
y 0-410. (Neserved)	D- 5 Central Commercial District
Part III	Part I
Bulk Regulations	Overview
Duik Regulations	Overview
§ 6-411. Lot area.	§ 6-601. Design.
§ 6-412. Yards.	§ 6-602. Subdistricts.
§ 6-413. Floor area ratio.	§§ 6-603 to 6-604. {Reserved}
J 0-710. HOOI area fado.	33 0-000 to 0-004. [MCSCIVCU]
Subtitle 5	Part II
B-4 Central Business District	Use Regulations
D I Central Dusiness District	Ose Regulations
Part I	§ 6-605. General requirements.

§ 6-607. § 6-608. § 6-609.	Permitted uses. Accessory uses. Conditional uses - Board. Conditional uses - Ordinance.	§ 6-613.	to 6-612. {Reserved} Floor area ratio. Floor area premiums.
§ 6-610.	{Reserved}	§ 6-615.	Adult-entertainment businesses.
	Part III Bulk Regulations TITLE 7 INDUSTRIAL DISTRICTS		Part III
	INDUSTRIAL DISTRICTS		Bulk Regulations
	Subtitle 1		Dank Regulations
(Overview; General Requirements	§ 7-211. § 7-212.	{Reserved} Yards.
	Part I		Floor area ratio.
	Overview		
8 7 101	Purpose.		Subtitle 3 M-2 Industrial District
	Regulatory intent.		WI-2 IIIddstriai District
	Excluded uses.		Part I
J			Overview
	Part II		
	General Requirements	§ 7-301.	
8 7 104	In general		Basic uses. Additional industrial uses.
	Prohibited uses.		Subdistricts.
	{Reserved}	3,001	Subuistress.
§ 7-107.			Part II
	Floor area ratio.		Use Regulations
§ 7-109.	Performance standards in M-1.	6.7.905	
	Subtitle 2		General requirements. Permitted uses.
	M-1 Industrial District		Conditional uses - Board.
	112 1 2114 400 1101 2 1041200		Conditional uses - Ordinance.
	Part I		Additional industrial uses.
	Overview	§ 7-310.	Accessory uses.
§ 7-202.	Design. Performance standards. Subdistricts.		Part III Bulk Regulations
	{Reserved}	§ 7-311	{Reserved}
3 / 2011	(Reserved)	§ 7-312.	
	Part II		Floor area ratio.
	Use Regulations		
	General requirements.		Subtitle 4 M-3 Industrial District
	Permitted uses. Conditional uses - Board.		Part I
	Conditional uses - Ordinance.		Overview
	Accessory uses.		J. 21 110
	{Reserved}	§ 7-401.	Design.
12/05/00			
12/05/00		-xii-	

§ 7-402. Basic uses; locations.	
§§ 7-403 to 7-404. {Reserved}	0.1.21.0
Part II	Subtitle 2
Use Regulations	Flood Plain Overlay District
§ 7-405. General requirements.	Part I
§ 7-406. Permitted uses.	Definitions; Overview
§ 7-407. Conditional uses - Board.	
§ 7-408. Conditional uses - Ordinance.	§ 8-201. Definitions.
§ 7-409. Accessory uses.	§ 8-202. Design.
§ 7-410 {Reserved}	§ 8-203. Districts established.
<i>D</i> ***	§§ 8-204 to 8-205. {Reserved}
Part III	р . п
Bulk Regulations	Part II
8.7.411 (Decembed)	General Requirements
§ 7-411 {Reserved} § 7-412 Yards.	§ 8-206. In general.
§ 7-412 Floor area ratio.	§ 8-207. Use regulations - generally.
37 Ho Hoof area fado.	§ 8-208. Use regulations - public utility
TITLE 8	and government services.
OVERLAY DISTRICTS	§ 8-209. Bulk regulations.
	§§ 8-210 to 8-211. {Reserved}
Subtitle 1	
Public Use Overlay Districts	Part III
D Y	Administration
Part I	0 0 0 1 0 D 1 1 1 1
Definitions; Overview	§ 8-212. Proposed amendments. § 8-213. Conditional uses and variances.
§ 8-101. "Governmental use" defined.	§ 8-214. Municipal and personal liability.
§ 8-102. Design.	3 0-214. Municipal and personal hability.
§ 8-103. Council approval required.	Subtitle 3
§ 8-104. Classification.	Critical Area Overlay District
§§ 8-105 to 8-106. {Reserved}	•
	Part I
Part II	Definitions; Overview
General Requirements	6 0 001 D C ::
\$ 0 107 J	§ 8-301. Definitions.
§ 8-107. In general. § 8-108. Use regulations.	§ 8-302. Design. § 8-303. Critical Area and Buffer.
§ 8-109. Bulk regulations.	§ 8-304. Development Areas.
§ 8-110. Off-street parking.	§ 8-305. Boundaries.
§ 8-111. Signs.	§§ 8-306 to 8-307. {Reserved}
§§ 8-112 to 8-113. {Reserved}	,
	Part II
Part III	General Requirements
Administration	0.0.000
CO 114 D 1 1 4	§ 8-308. In general.
§ 8-114. Proposed amendments.	§ 8-309. General use regulations.
§ 8-115. Sale of property.	§ 8-310. Prohibited uses.
§ 8-311. Water-dependent facilities within	Buffer.
12/05/00	:::
12/03/00	-xiii-

§ 8-312. Public utility and gov't services. § 8-313. Abandoned uses.	§ 9-112. Governing standards. § 9-113. Action by City Council.
§ 8-314. Bulk regulations. §§ 8-315 to 8-316. {Reserved}	§§ 9-114 to 9-115. {Reserved}
(Contract of the contract of t	Part IV
Part III	Administration and Enforcement
Development Area Requirements	0.0.110 77 1 1.01
§ 8-317. Resource Conservation Area.	§ 9-116. Zoning maps and files. § 9-117. Ordinance and Plan as binding
§ 8-318. Waterfront Revitalization Area.	agreement.
§ 8-319. Waterfront Industrial Area.	§ 9-118. Modifications or deviations.
§§ 8-320 to 8-321. {Reserved}	§ 9-119. Enforcement.
	§§ 9-120 to 9-121. {Reserved}
Part IV	D . W
Administration	Part V Uniform Paraletions
§ 8-322. Conditional uses and variances.	Uniform Regulations
3 0 022. Conditional uses and variances.	§ 9-122. Yards.
TITLE 9	§ 9-123. Building height; floor area ratio.
PLANNED UNIT DEVELOPMENTS	§ 9-124. Off-street parking.
0.1.2.1.1	§ 9-125. Signs.
Subtitle 1 Overview; General Requirements	§ 9-126. Performance standards.
Overview; General Requirements	Subtitle 2
Part I	Residential Planned Unit Developments
Overview	-
0.0.101 B :	Part I
§ 9-101. Design.	Use Regulations
§ 9-102. Regulatory intent. §§ 9-103 to 9-104. {Reserved}	§ 9-201. In general.
33 5-100 to 5-104. [Reserved]	§ 9-202. Uses of underlying district.
Part II	§ 9-203. Uses of O-R, B-1, B-2, M-1.
Application for Approval	§ 9-204. Uses in Urban Renewal Area.
C 0 10 7 Y 11 1 C	§§ 9-205 to 9-206. {Reserved}
§ 9-105. Initiation of process. § 9-106. Submission to City Council.	Part II
§ 9-100. Development Plan.	Bulk Regulations
§§ 9-108 to 9-109. {Reserved}	Dank Regenations
	§ 9-207. In general.
Part III	§ 9-208. Area and coverage.
Review and Approval	§ 9-209. Gross density.
§ 9-110. In general.	§ 9-210. Gross density premiums.
§ 9-111. Agency reviews.	
Subtitle 3	§ 9-302. Uses of underlying district.
Office-Residential Planned Unit Developments	§ 9-303. Uses of B-1, B-2, and M-1.
D Y	§ 9-304. Uses in Urban Renewal Area.
Part I	§§ 9-305 to 9-306. {Reserved}
Use Regulations	Part II
§ 9-301. In general.	Bulk Regulations.

-xiv-

§ 9-307. In general. § 9-308. Area.	§ 9-507. In general. § 9-508. Area.
§ 9-309. Gross density. § 9-310. Gross density premiums.	TITLE 10 OFF-STREET PARKING REGULATIONS
Subtitle 4 Business Planned Unit Developments	Subtitle 1 Definitions; Overview
Part I Use Regulations	§ 10-101. Definitions. § 10-102. Purpose.
§ 9-401. In general. § 9-402. Uses of underlying district. § 9-403. Uses of other B and M-1 Districts. § 9-404. Uses in Urban Renewal Area. §§ 9-405 to 9-406. {Reserved}	Subtitle 2 Scope and Applicability § 10-201. New structures and uses. § 10-202. Expanded structures, premises.
Part II Bulk Regulations.	§ 10-203. Changes of use. § 10-204. Preexisting facilities not to be reduced § 10-205. Restoration of destroyed, etc., structures.
§ 9-407. In general. § 9-408. Area. § 9-409. Gross density. § 9-410. Gross density premiums.	 § 10-206. Spaces to be used exclusively for parking. § 10-207. Exemptions; special provisions. § 10-208. Permissive parking facilities.
Subtitle 5 Industrial Planned Unit Developments	Subtitle 3 General Requirements
Part I Use Regulations	§ 10-301. Plot plan. § 10-302. Location of facilities - to be on lot served.
§ 9-501. In general. § 9-502. Uses of underlying district. § 9-503. Uses of B and other Industrial Districts. § 9-504. Uses in Urban Renewal Area. §§ 9-505 to 9-506. {Reserved}	 § 10-303. Location of facilities - Planned Unit Developments. § 10-304. Location of facilities - nearby facilities under common control. § 10-305. Minimum size of space. § 10-306. Required spaces.
Part II Bulk Regulations	 § 10-306. Required access. § 10-307. Surfacing. § 10-308. Screening, landscaping near R, O-R Dists.
§ 10-309. Lighting near R, O-R Districts. § 10-310. Signs.	§ 10-404. Mixed uses. § 10-405. Schedule of required spaces.
Subtitle 4 Required Number of Off-Street Spaces	Subtitle 5 Parking Lot Districts
§ 10-401. Floor area for determining requirements § 10-402. Computation of spaces. § 10-403. Grouped facilities.	§ 10-501. "Parking lot" defined. § 10-502. Scope of subtitle. § 10-503. Delineation of Districts. § 10-504. Ordinance required for lot.

-XV-

§ 10-505.	Procedures, standards, etc.	Part II Prohibited Signs
	TITLE 11	
	SIGN REGULATIONS	§ 11-304. In general.
		§ 11-305. Moving or flashing, etc., signs.
	Subtitle 1	§ 11-306. Roof, wind, and general advertising
	Definitions; Overview	signs.
	5 6 11	§ 11-307. Extension above roof line.
	Definitions.	§§ 11-308 to 11-310. {Reserved}
§ 11-102.	Purpose.	
§ 11-103.	Exemptions.	Part III
	•	Regulated Signs
	Subtitle 2	
	General Requirements	§ 11-311. In general.
	General Requirements	
0.11.001		§ 11-312. Sale, etc., signs - apartment hotels, etc.,
	Design and construction.	and nonresidential.
§ 11-202.	Projections into public right-of-way.	§ 11-313. Sale, etc., signs - single-family, etc.
§ 11-203.	Computing area.	§ 11-314. Temporary construction signs.
	Computing height.	§ 11-315. Temporary subdivision or PUD signs.
	Signs not to constitute traffic hazards.	§ 11-316. Nameplates.
	General advertising signs.	§ 11-317. Parking access signs.
	Alcoholic beverage advertising.	§ 11-318. Identification signs - neighborhood.
	Cigarette advertising.	§ 11-319. Identification signs - 20-or-more-unit
	Permitted text.	dwellings and non-residential in R-1
§ 11-210.	Title does not permit what is otherwise	to R-8.
	prohibited.	§11-320. Identification signs - apartment hotels,
	•	etc., in R-9, R-10, and O-R.
	Subtitle 3	, , , ,
Sions	in Residence and Office-Residence	Subtitle 4
Digits	Districts	Signs in Business and Industrial Districts
	Districts	Signs in Dusiness and Industrial Districts
	Part I	Part I
	Scope of Subtitle	Scope of Subtitle
§ 11-301.	Compliance required.	§ 11-401. Compliance required.
§§ 11-302	2 to 11-303. {Reserved}	§§ 11-402 to 11-403. {Reserved}
	Part II	Part III
	Prohibited Signs	Regulated Signs
	1 Tollibled Signs	Negalated Signs
8 11 404	In managed	& 11 /11 In general
	In general.	§ 11-411. In general.
	Flashing, etc., signs.	§ 11-412. Sale, lease, and sold signs.
§ 11-406.	General advertising signs in B-1,	§ 11-413. {Reserved}
	M-1 Dists.	§ 11-414. Temporary construction signs.
§ 11-407.	Extension above roof line in B-1, B-2,	§ 11-415. Temporary subdivision or PUD signs.
	B-4, and M-1 Districts.	§ 11-416. Nameplates, business signs, and
§ 11-408	Roof signs in B-1, B-2, B-4, M-1	identification signs.
J - 1 100.	Districts.	§ 11-417. Parking access signs.
8 11 400	Wind signs.	§§ 11-417. Taking access signs.
	Excessive percentage of window area.	33 11-410 to 11-413. [Nesetven]
3 11-410.	Excessive percentage of willdow area.	Don't IV
		Part IV

-xvi-

	Special Standards	
	Special Standards	TITLE 12
§ 11-420.	Gasoline service stations.	PERFORMANCE STANDARDS
§ 11-421.	Adult entertainment, adult book	
0.11.100	stores, peep shows.	Subtitle 1
§ 11-422.	Consolidated display areas for store	Overview
C 11 409	fronts.	C 10 101 D
§ 11-420.	Conditional use signs.	§ 12-101. Purpose. § 12-102. Scope of standards.
	Subtitle 5	§ 12-103. Applicability of standards.
	Nonconformance	§ 12-104. Use of instruments.
	Part I	Subtitle 2
	Nonconforming Signs	Noise
8 11-501	In general.	§ 12-201. Definitions.
	Permitted alterations, replacements,	§ 12-201. Method of measurement.
0 11 0 0 20	relocations, etc.	§ 12-203. Standards.
§ 11-503.	Termination of nonconforming	
	general advertising signs.	Subtitle 3
§ 11-504.	Termination of nonconforming	Vibrations
C 11 707	business, identification signs.	6 10 901 D C '/'
§ 11-505.	Adult entertainment, book stores,	§ 12-301. Definitions. § 12-302. Method of measurement.
§ 11-506	peep shows. Nonconforming general advertising	§ 12-303. Standards.
3 11 000.	signs.	3 12 000. Standards.
§ 11-507.	{Reserved}	Subtitle 4
		Smoke and Particulate Matter
	Part II	
	Signs for Nonconforming Uses	§ 12-401. Definitions.
£ 11 500	In general	§ 12-402. Method of measurement. § 12-403. Standards.
	In general. Business, identification signs.	§ 12-405. Standards.
	Gasoline service stations.	
0 11 0100	Subtitle 5	§ 12-701. Definitions.
	Toxic Matter	§ 12-702. Method of measurement.
		§ 12-703. Standards.
_	Definitions.	TD 10
	Method of measurement.	TITLE 13
§ 12-503.	Standards.	Nonconformance
	Subtitle 6	Subtitle 1
	Odorous Matter	Definitions; Overview
		,
	Definitions.	§ 13-101. Definitions.
§ 12-602.	Method of measurement.	§ 13-102. Purpose.
§ 12-603.	Standards.	§ 13-103. Scope.
	Subtitle 7	§ 13-104. Termination of certain uses. § 13-105. Nonconformity not established by
	Glare	casual, etc., uses.
	CALL C	§ 13-106. Noncompliance with parking reg't

12/05/00 -xvii-

§ 13-107. Determinations of nonconformity, etc.	§ 13-402. Continuation of use.
	§ 13-403. Repairs and alterations.
Subtitle 2	§ 13-404. Restoration of damaged structures.
Nonconforming Uses of Land (Class I)	§ 13-405. Changes in use.
	§ 13-406. Expansions of use.
§ 13-201. Scope.	§ 13-407. Discontinuance or abandonment.
§ 13-202. Continuation of use.	§ 13-408. Relocation within lot or structure.
§ 13-203. {Reserved}	
§ 13-204. {Reserved}	Subtitle 5
§ 13-205. Changes in use.	Noncomplying Structures
§ 13-206. Expansions of use.	\mathbf{p}_{-} , \mathbf{r}_{-}
§ 13-207. Discontinuance or abandonment.	Part I.
§ 13-208. Relocation within lot.	Noncompliance Generally
§ 13-209. Mandatory termination in R, O-R, B-1.	C 19 701 C
Subtitle 3	§ 13-501. Scope.
Nonconforming Structures and their Uses	§ 13-502. Continuation of structure.
(Class II)	§ 13-503. Repairs and alterations.
£ 19 901 Sagna	§ 13-504. Restoration of damaged structures.
§ 13-301. Scope. § 13-302. Continuation of structure and use.	§ 13-505. {Reserved} § 13-506. Extensions, etc., of structure.
§ 13-303. Repairs and alterations.	§ 13-500. Extensions, etc., of structure. § 13-507. {Reserved}
§ 13-304. Restoration of damaged structures.	§ 13-508. Relocation within lot.
§ 13-305. Changes in use.	§§ 13-509 to 13-510. {Reserved}
§ 13-306. Expansions of use.	33 10-505 to 10-510. [Reserved]
§ 13-307. Discontinuance or abandonment.	Part II
§ 13-308. Relocation within lot.	Noncompliance by
3 To ovor Telecution Wallin For	Multiple-Family Structures
Subtitle 4.	
Nonconforming Uses of Structures (Class III)	§ 13-511. Scope.
	§ 13-512. Discontinuance or abandonment.
§ 13-401. Scope.	§ 13-513. Mandatory termination in R-8 to R-10
Subtitle 6	§§ 13-611 to 13-614. {Reserved}
Nonconforming Status of Certain Uses	
	Part II
Part I	Mandatory Termination of Certain Uses
Continuation and Regulation	
0.40.004 P. H.	§ 13-615. Check cashing, etc., in R and O-R
§ 13-601. Parking structures in R and O-R	Districts.
Districts.	§ 13-616. Massage salons in R, O-R, and B-1
§ 13-602. Expansions of certain attached	to B-3.
dwellings.	§ 13-617. {Reserved}
§ 13-603. {Reserved}	§ 13-618. After-hours establishments in R, O-R,
§ 13-604. Dwellings in Industrial Districts.	B-1, and B-2.
§ 13-605. {Reserved}	§ 13-619. Tire storage near Residence District.
§ 13-606. Restaurant or tavern with live	§§ 13-620 to 13-622. {Reserved}
entertainment in B-2 District.	§ 13-623. Amusement arcades near church,
§ 13-607. Conversion of certain taverns to	school in B-3 or B-5.
package goods stores.	Subtitle 7
§ 13-608. {Reserved} § 13-609. Adult-entertainment businesses.	Modifications and Continuances
§ 13-610. Amusement devices.	by Board
o 10 010. Annuscinem devices.	by D oard

12/05/00 -xviii-

Part I General Provisions

§ 13-701. "Modify" defined.

§ 13-702. Board authority.

§ 13-703. Limitations.

§ 13-704. Applications.

§§ 13-705 to 13-706. {Reserved}

Part II Modifications

§ 13-707. In general.

§ 13-708. General considerations.

§ 13-709. Imposition of conditions.

§§ 13-710 to 13-711. {Reserved}

§ 13-712. Change of certain Class II or III uses.

§ 13-713. Altering walls of Class II or III use.

§ 13-714. Extension, moving of Class I, II, III

§§ 13-715 to 13-716. {Reserved}.

Part III Continuances

§ 13-717. In general.

Part II For Ordinance

§ 14-208. In general.

Subtitle 3 Additional Considerations for Certain Uses

Part I In General

§ 14-301. Scope of subtitle.

Part II For Board Approval

§§ 14-302 to 14-305. {Reserved}

§ 14-306. Boats, trailers, etc.: parking or storage.

§ 14-307. Boats less than 65 ft., (mfg, repair with sales).

§§ 14-308 to 14-310. {Reserved}

§ 14-311. Marinas.

§§ 14-312 to 14-315. {Reserved}

§ 14-316. Microwave antennas.

§ 13-718. Class II, III nonconforming use § 13-719. Noncomplying dwelling units in R-8, R-9, and R-10 Districts.

TITLE 14 CONDITIONAL USES

Subtitle 1 Overview; General Requirements

§ 14-101. Purpose.

§ 14-102. By whom approved.

§ 14-103. Imposition of conditions.

Subtitle 2 Procedures and General Considerations

Part I For Board Approval

§ 14-201. Applications.

§ 14-202. Referral to Planning.

§ 14-203. Planning report and recommendation.

§ 14-204. Required findings.

§ 14-205. Required considerations.

§§ 14-206 to 14-207. {Reserved}

§§ 14-317 to 14-320. {Reserved}

§ 14-321. Recreational facilities: outdoor.

§§ 14-322 to 14-325. {Reserved}

§ 14-326. Recycling collection stations.

§§ 14-327 to 14-340. {Reserved}

Part III For Ordinance

§ 14-341. Adult-entertainment businesses, etc.

§§ 14-342 to 14-345. {Reserved}

§ 14-346. Community correction centers.

§§ 14-347 to 14-350. {Reserved}

§ 14-351. Housing for elderly.

Subtitle 4 Removal of Gasoline Service Stations

§ 14-401. "Removal" defined.

§ 14-402. Purpose.

§ 14-403. Board authority.

§ 14-404. Evidence of abandonment.

§ 14-405. Applications for removal.

§ 14-406. Referral to Planning.

§ 14-407. Planning report and recommendation. § 14-408. Required findings.	§ 15-204. Heights and floor area ratios. § 15-205. {Reserved}
There = 1.5	§ 15-206. Gross floor area in B-1.
TITLE 15 VARIANCES	§ 15-207. {Reserved}
VARIANCES	§ 15-208. Off-street parking - general. § 15-209. Off-street parking - marinas.
Subtitle 1	§ 15-203. On-street parking - marinas. § 15-210. {Reserved}
Overview	§ 15-211. Roomers.
<u> </u>	§ 15-212. Front lot line by private ways.
§ 15-101. Board authority.	§ 15-213. {Reserved}
§ 15-102. Limitations.	§ 15-214. Unusable lots.
	§§ 15-215 to 15-216. {Reserved}
Subtitle 2	Part II
Authorized Variances; Required Findings	Required Findings
Required Findings	Required Findings
Part I	§ 15-217. In general.
Authorized Variances	§ 15-218. Finding unnecessary hardship or
	practical difficulty.
§ 15-201. In general.	§ 15-219. Other required findings.
§ 15-202. Lot area and coverage.	
§ 15-203. Yards. Subtitle 3	8 16 209 Agangy raports and recommendations
Procedures	§ 16-302. Agency reports and recommendations. § 16-303. Required considerations - Planned Unit
Trocedures	Developments.
§ 15-301. Applications.	§ 16-304. Required considerations - conditional
§ 15-302. Impositions of conditions.	uses.
	§ 16-305. Required considerations - rezonings.
TITLE 16	
LEGISLATIVE AUTHORIZATIONS	Subtitle 4
AND AMENDMENTS	Council Action
Subtitle 1	§ 16-401. Prerequisites for second reading.
Definitions; Scope	§ 16-402. Public notice and hearing.
, .	§ 16-403. Amendments.
§ 16-101. Definitions.	§ 16-404. Third reading hold-over.
§ 16-102. Scope of title.	§ 16-405. Failure to approve constitutes denial.
Subtitle 2	
Special Requirements for	TITLE 17
Legislative Authorizations	ENFORCEMENT AND PENALTIES
Degishave Hadionzadons	
§ 16-201. Reapplication for previously denied	Subtitle 1
rezoning.	Action by Administrator
§ 16-202. Introductory statement of intent.	
§ 16-203. Public notice of introduction.	§ 17-101. Notice of violation.
Subtitle 3	§ 17-102. Documentation of violations in certain
Referrals and Required Findings	zones. § 17-103. Compliance with notice required.
Referrals and Required Findings	§ 17-103. Compliance with hotice required.
§ 16-301. Referral to agencies.	§ 17-105. Abatement certificate.
_	
12/05/00	-XX-

Subtitle 2 Administrative Appeals

§ 17-201. Who may appeal. § 17-202. When and how taken. § 17-203. Stay of proceedings. § 17-204. Decision of Board.

Subtitle 3 Judicial Review

§ 17-301. Final administrative decision. § 17-302. Who may appeal. § 17-303. When and how taken. § 17-304. Stay of proceedings.

Subtitle 4 Part II Penalties Enumerated

§ 17-506. Basic penalty: \$500. § 17-507. Failure to obtain use permit: \$500 and 30 days.

Enforcement by Civil Citation

§ 17-401. In general. § 17-402. Process not exclusive.

Subtitle 5 Criminal Penalties

Part I In General

§ 17-501. Prohibited conduct.
§ 17-502. Violation a misdemeanor.
§ 17-503. Each day after notice a separate offense.
§§ 17-504 to 17-505. {Reserved}

§ 17-508. Alcoholic beverage advertising: \$1,000.

§ 17-509. Cigarette advertising: \$1,000.

12/05/00 -xxi-